



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 24, 2004

IN REPLY PLEASE **MP-6**

REFER TO FILE: **16.042**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**LAGUNA DOMINQUEZ FLOOD CONTROL SYSTEM
DOMINGUEZ CHANNEL PARCEL 280EX
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 4
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING ON BEHALF OF THE FLOOD
CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Dominguez Channel Parcel 280EX (553 square feet), located on the southwest corner of I Street and Pennington Avenue, in the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 280EX to Ultramar, Inc., for \$4,424.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to sell a parcel of surplus property located on the east side of Dominguez Channel, at the southwest corner of I Street and Pennington Avenue in the City of Los Angeles, to Ultramar, Inc.

Ultramar, Inc., is a gas company that operates three pipelines and a cable crossing in Parcel 280EX. Due to the size of the parcel (553 square feet), and the existing improvements thereon, it is logical to sell the parcel to Ultramar, Inc.

The District acquired the fee title to Parcel 280EX as part of the land needed for the Dominguez Channel. Construction has been completed, and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$4,424 represents the appraised value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. The Planning Department has deemed that the proposed sale conforms with its General Plan.

Parcel 280EX is no longer needed for the purposes of the Flood Control District and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

WDS:psr
P6:\BD LTR ULTRAMAR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Ultramar Inc.
P.O. Box 696000
San Antonio, TX 78269

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
7428-026-909(Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District", does hereby remise, release and forever quitclaim to ULTRAMAR INC., a Nevada corporation, herein after referred to as "Grantee", all its right, title, and interest in and to the real property in The City of Los Angeles, County, of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

This Quitclaim is subject to all matters of record and to the following conditions which Grantee, by the acceptance of this instrument and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. Grantee agrees that it will indemnify, defend and hold harmless District, its successors, predecessors and assigns, from and against any losses, costs, expenses, damages, claims, demands, causes of action, proceedings and liabilities arising in connection with or related to Grantee's (or its predecessor's) use of the pipeline located in, on and under this property, its enjoyment of this acquisition of the right of way or environmental conditions or other conditions (such as soil conditions) existing at the time of this acquisition. This indemnification shall exclude liabilities, damage or injury (whether to property or persons) resulting from the acts of District after the date of acquisition.

DOMINGUEZ CHANNEL P-280EX
28-RW 20.2
S.D. 4

M9322209

2. The provisions and agreements contained in this instrument shall be binding upon Grantee, its successors or assigns.

Dated _____

DISTRICT,

LOS ANGELES COUNTY FLOOD CONTROL
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20_____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLETVARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By _____
Deputy

APPROVED as to title and execution,

_____, 20_____.

DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

DOMINGUEZ CHANNEL P-280EX
I.M. 28
28-RW 20.2
Fourth District
T.G. 74(E4) Old/794(H6) New
A.M.B. 7428-026-909(Por.)
M9322209

DESCRIPTION

PARCEL NO. P-280EX (Quitclaim of a portion of Fee):

That portion of that certain 60-foot strip of land in the 3,365.95-acre parcel of land allotted to Maria Dolores Dominguez de Watson on the Map of that part of the Rancho San Pedro which was allotted to Manuel Dominguez, as shown on map filed in Case No. 3284 of the Superior Court of the State of California for the County of Los Angeles, a copy of said Map is filed as Clerk's Filed Map No. 145, in the office of the Director of the Department of Public Works of said county, shown and designated as "PACIFIC ELECTRIC RAILWAY CO. R/W" on map filed in Case No. 164138 of said Superior Court, a copy of said map is filed as Clerk's Filed Map No. 1216, in the office of said director within the following described boundaries:

Beginning at the intersection of the northwesterly side line of Pennington Avenue, 60 feet wide, as shown on map of Tract No. 2016, filed in Book 27, pages 16, 17 and 18, of Maps, in office of the Recorder of said county and the northerly line of first mentioned 60-foot strip of land; thence westerly along said northerly line a distance of 48.00 feet; thence southeasterly in a direct line to a point in said northwesterly side line distant southwesterly thereon 28.00 feet from said intersection; thence northeasterly along said northwesterly side line to the point of beginning.

The area of the above-described parcel of land is 553 square feet, more or less.

DAY:mrp329:5:desdy4

EXHIBIT A

